

5.4.1 Traditional Form Districts (except for DFD)

Traditional site design pattern. Residential lots in traditional form districts exhibit a distinct pattern of placement of principal and accessory structures, their relationship to streets and alleys, and provision for open areas. To reflect these characteristics, residential lot and building design requirements are described in terms of the following four basic components of a lot or building site: the public realm area, the principal structure area, the private yard area, and the accessory use/structure area. New and infill context development in the traditional forms shall maintain this pattern.

Alternative Development Standards. Sites developed in accordance with the Alternative Development Incentives regulations (Chapter 4 Part 5) or the Planned Residential District (Section 2.7.3) shall meet the lot and setback dimension standards of 5.2.2.D. instead of the requirements established in Table 5.2.2

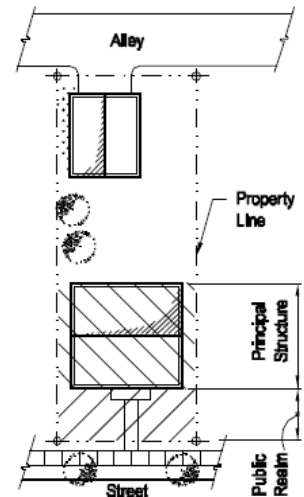
Note. *Public Realm is defined as the area of the lot between the public right-of-way and the front of the principal structure or to the required principal structure setback/build-to line if there is no principal structure on the lot.*

A. Table 5.2.2 shall be used for the non-infill requirements related to maximum building height, setbacks/yards, minimum lot size and minimum lot width as well as paragraphs A through E of this section (excluding infill standards). Where 50% or more of the street frontage (linear distance) within the same block face is occupied by principal structures, Infill Context requirements apply, in addition to the standards of paragraphs A through E of this section. For infill sites, the following standards take the place of applicable standards in Table 5.2.2. General infill standards apply to the following:

1. New lots in an Infill Context shall not be less than 80% of the established lot pattern (average lot width and depth) and shall comply with the minimum lot size of the applicable zoning and form districts.
2. Single Family Residential Tree Requirement
 - a. Construction of a new single family or duplex structure on a residential lot shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.

B. Public Realm Area (see figure 5.4.1)

1. Encroachments/accessory structures. Encroachments and accessory structures are not permitted in the Public Realm except:
 - a. Fences and walls that are no more than 42 inches in height may be located within the required front and street side yards and fences must be either painted or stained. Pickets must be vertical and spaced no less than 4 inches apart.
 - b. Steps, stoops and open, unenclosed porches may encroach up to 100% of the distance of the principal structure setback from the right-of-way, provided that the encroachment occupies no more than 33% of the public realm and does not conflict with utility easements.



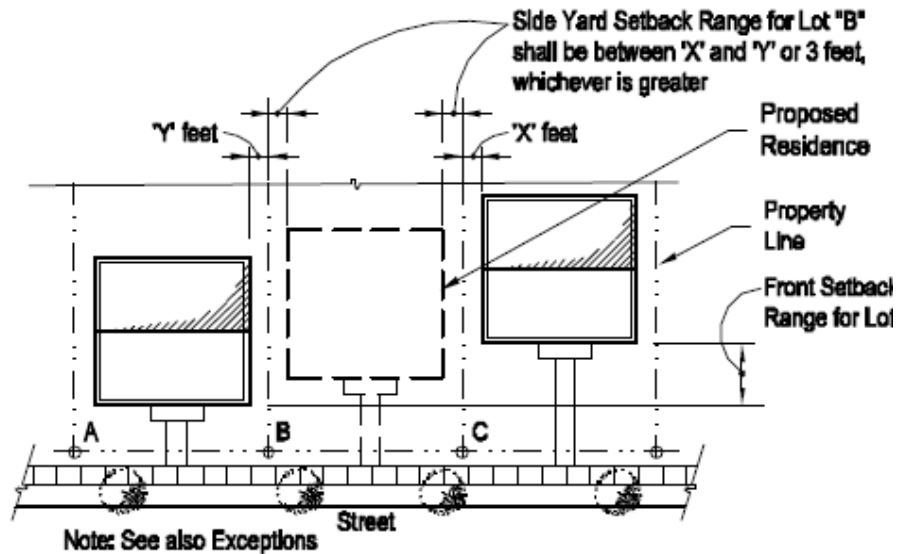
Public Realm & Principal Structure Area

- c. Awnings may extend 48 inches into the public realm.
 - d. Porches and awnings must be constructed as extensions of the principal structure and shall not be freestanding.
 - e. Parking is permitted only in driveways that lead to a garage or rear yard parking area.
 - f. Public utility easements.
2. Access. An improved means of pedestrian access to the principal structure shall be provided between the right-of-way/sidewalk and the principal structure entrance that is facing the street.

3. INFILL CONTEXT

- a. Front Setbacks. New structures shall be built within the setback lines of the two nearest existing residential structures.

Exception: Corner structures shall not be used in the setback/build-to analysis unless they continue the residential street wall. In cases where the above conditions do not apply, the setback/build-to line will be that specified in Table 5.2.2.



C. Principal Structure Area

- 1. Orientation. The entrance of the principal structure(s) shall be oriented to the primary street.
- 2. Parking. Off-street parking is prohibited in the principal structure area unless there is no alley access and the primary ingress and egress to the parking is from the public realm area. In this case,

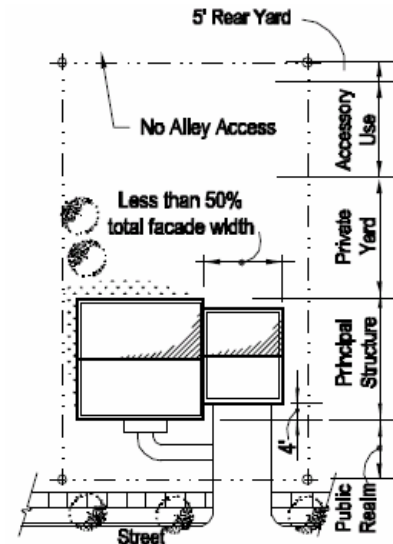
NOTE: Principal Structure Area is defined as the area of the lot located between the Public Realm Area and the Private Yard Area and is occupied by one or more principal structures.

parking is allowed in a driveway, garage or in a driveway leading to a garage or rear yard only. Detached garages may be allowed in the Principal Structure Area where there is no alley access (lots not adjacent to an alley or where access to an alley is infeasible based on a determination by the Public Works Director) as long as the required side yards as specified in Table 5.2.2 are maintained. See paragraphs C3, C4 and C5 below for specific design standards.

3. An attached front loaded garage may be located in the Principal Structure Area with access from the primary street when there is no alley or where access to an alley is infeasible based on a determination from Public Works. The front façade of the garage shall be set back at least four feet from the front façade of the house. Garages shall comprise no more than 50% of the total linear feet of the front façade of a dwelling unit.



Front Entry Garage –



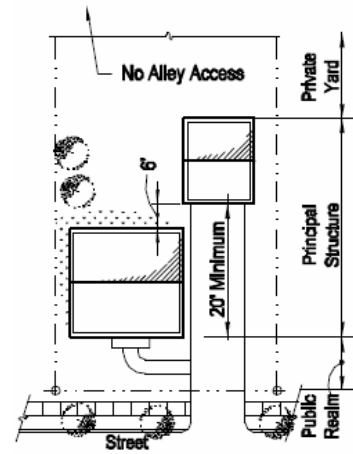
Principal Structure Area
Garage 1

4. Detached Garage. On lots without alley access as defined in paragraph B.2, a detached garage may be located within the Principal Structure Area if it is setback at least 20 feet from the front façade. Detached garages shall be at least six feet from the principal structure.
5. Garages for Single Family Attached units shall meet one of the following options:
 - a. Front Facing. A garage door facing a street shall not exceed a width of ten feet. No more than two garage doors facing a street may be located in a row, and such rows of garage doors must be separated from any other garage door facing a street by at least ten feet.

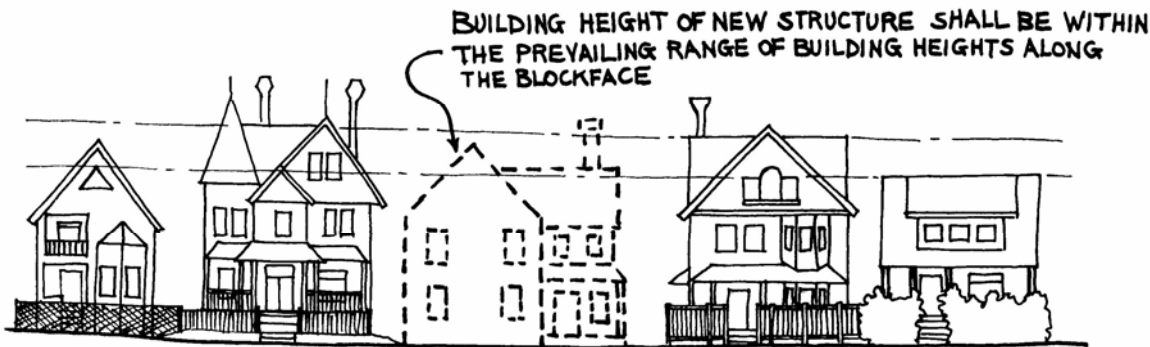
- b. Side Entry. Garage doors are perpendicular to the street which the front façade faces.

6. INFILL CONTEXT:

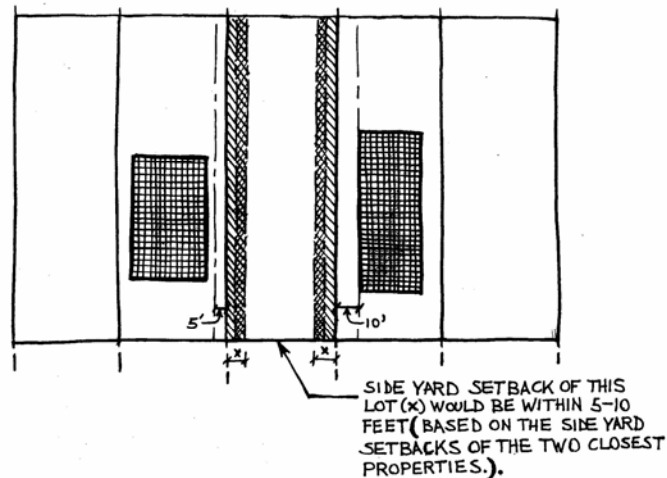
- a. Building Height. The building height shall comply with one of the following standards:
 - i. Building height shall be within 10% of the average height along the block face (for corner lots, the average height shall be calculated based on existing structures along both block faces); or
 - ii. building height shall fall within the range of the two nearest existing structures within the same block face; or building height may be as permitted in Table 5.2.2.



Principal Structure Area
Garage 2



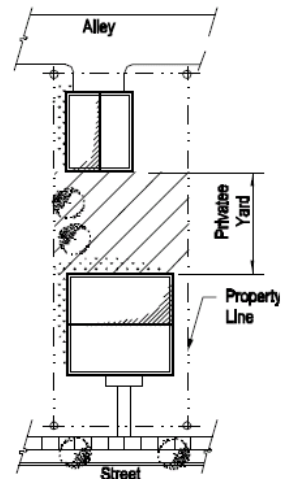
- b. Street Side Yards and Side yards. The street side yard setback shall be equal to or greater than the street side yard of the adjacent property. The side yard setback shall either fall within the range of those of the two closest constructed residential properties or shall be 3 feet, whichever is greater. Exception: Corner buildings with non-residential, multi-family and mixed uses shall use Table 5.2.2.



- c. In cases where the above conditions do not apply, the building heights and setback/build-to lines will be specified in Table 5.3.1.

D. Private Yard Area

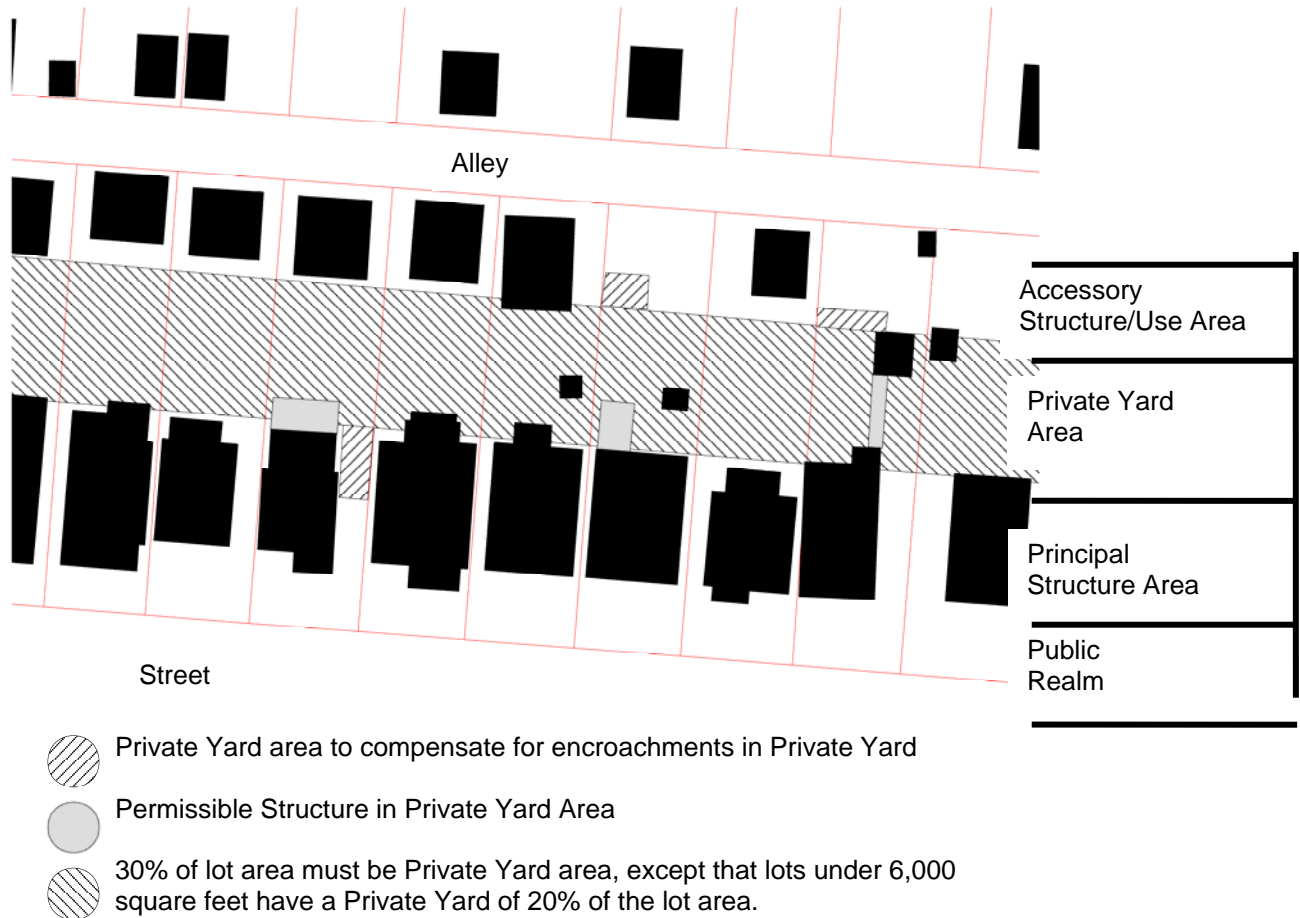
1. Permitted Structures. Unroofed pools, atriums, gardens, garden courts, walks, patios, unroofed decks constructed at the same elevation as the first floor of the residence and other similar improvements are permitted; the area occupied by these improvements shall be considered in the calculation of the required private yard area. The area occupied by other improvements, including storage sheds, other accessory buildings and breezeways shall not be considered private yard area. Storage sheds may not exceed 120 square feet in area. Off-street parking is prohibited in the private yard area; however, in cases where access from the alley is not feasible, driveways leading to a garage or parking space in the accessory structure area may be located in the private yard.
2. Dimensions. The Private Yard Area shall be at least 30% of the area of the lot and shall be located between the principal structure and the accessory structure area. The private yard shall be composed of contiguous open area, and shall have a minimum dimension of 10 feet for lots less than 6,000 square feet and area and 20 feet for lots that are 6,000 square feet in area or larger. Exception: Lots under 6,000 square feet. see paragraph 3 below.
3. Lots under 6,000 square feet. The private yard area for existing or newly created lots less than 6,000 square feet shall be at least 20% of the lot area and shall be located between the Principal Structure Area and the Accessory Structure Area. See figure 5.4.1 below
4. Design Standard for Breezeways. An open air or enclosed structure ("breezeway") connecting the principal structure and an accessory structure located at the rear of the lot may be allowed provided that the breezeway does not exceed 14 feet in height. Unenclosed



Private Yard Area

breezeways shall be considered as contiguous open space for the calculation of the private yard as described in paragraph D2. Enclosed breezeways within the private yard shall not be included within the calculation of the private yard and shall not be considered contiguous open space.

Figure 5.4.1



NOTE: Private Yard Area is defined as the area of the lot located between the Principal Structure Area and the Accessory Structure Area. It must be unenclosed and open to the sky except for permitted fences and decks.

E. Accessory Structure/Use Area

1. Length. The Accessory Structure/ Use Area shall not exceed 50 feet in depth. On lots in excess of 180 feet in depth or without alley access (lots not adjacent to an alley or where access to an alley is infeasible based on a determination by the Public Works Director),

the accessory structure/use area shall not exceed a depth of 60 feet.

2. Rear yard requirement. The minimum rear yard requirement shall be 5 feet from rear property line. Structures are not permitted in the rear yard. This minimum rear yard is also the minimum size of the accessory structure/use area. This five (5) foot setback cannot be counted toward the private yard requirement. Parking in the required rear yard is permissible adjacent to an alley, provided that vehicles are parked at least two feet from the alley's edge of pavement. **INFILL CONTEXT:** Accessory structures that front an alley or rear street may reduce the five-foot rear setback to match the setbacks of the two closest constructed accessory structures as long as the alley width is at least 18 feet.

3. Parking Access. Access to parking shall be achieved through a rear alley. Parking is to be provided within the Accessory Structure/Use Area. In cases where alley access is not feasible, access to the Accessory Structure/Use Area is permitted from the primary street.

4. Maximum Size of Accessory Structures. Accessory structures for single family residential use shall not exceed the footprint of the principal structure.

Kentucky Building Code may require fire-rated construction for structures located less than three feet from a property line

6. Side Setback of Accessory Structure. The minimum setback from side property lines for an accessory structure shall be 2 feet, except that accessory structures and uses shall observe the same setback from street side property lines as required for principal structures. *

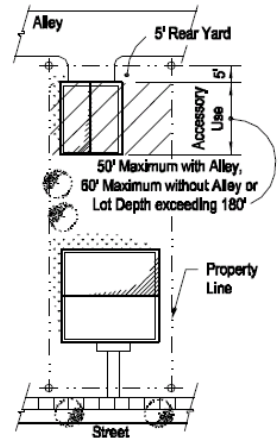
7. Accessory Structure Height. The maximum height of accessory structures shall be 24 feet from the existing grade. New accessory structures shall be subordinate in size to the principal structure on the lot.

8. Orientation of Accessory Structures containing a dwelling unit. The principal entrance shall face the private yard or sideyards. Architectural treatment and materials shall be comparable to those of the front façade of the principal structure. The garage door used for vehicle access shall face the alley.

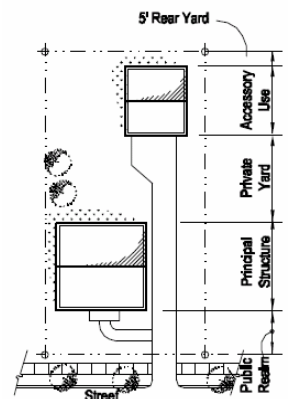
F. Multi-Frontage Lots

Lots with more than one street frontage and not a corner lot shall use the primary street for the calculation of the public realm area. For situations where a primary street cannot be determined, the planning director or designee may choose the street that functions as the primary street. The secondary street shall be used for the location of the rear yard and accessory structure area.

G. Multi-family development.

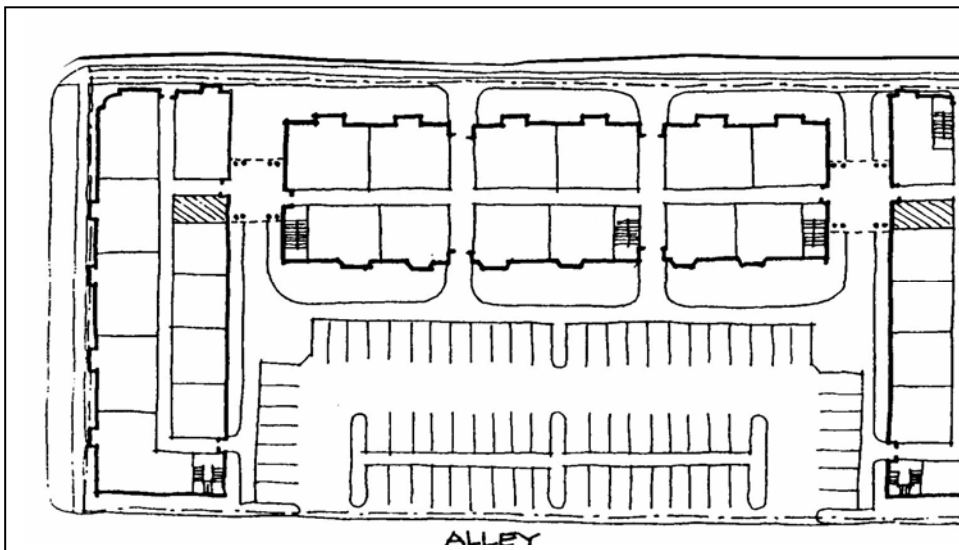


Accessory Use Area
(Alley access shown)



Accessory Use Area
Garage Location without Alley Access

1. Noninfill Context: Multi-family developments that do not maintain the four areas of the traditional neighborhood site design pattern may use alternative site designs that meet the following:
 - a. Front setback/build-to lines meet requirements in Table 5.2.2;
 - b. Parking is in the rear of the lot, takes access from the alley if there is an alley, and is screened from the street by a building or street wall; and
 - c. The site plan complies with the standards of Section 5.12.4.
2. INFILL CONTEXT
 - a. Multi-family residential development shall be subject to the four areas of traditional neighborhood residential development with the following exceptions:
 - i. The accessory structure size limitation shall not apply.
 - ii. The accessory structure area depth maximum shall not apply.
3. Parking areas or detached garages for all multi-family buildings may not be located between the front façade of the building and the primary street. Attached and detached garages for multi-family buildings shall be located to the side or rear of the principal building, and the garage doors shall not be on the front façade. Garages may also be located under the multi-family structure; garage doors on the front façade are permissible if the top of the door is at or below the mean elevation of the established grade of abutting public right-of-way.



H. Traditional Neighborhood Design Alternative

The Planning Commission may approve an alternative site design pattern for developments creating three or more contiguous residential structures. Sites developed under this Traditional Neighborhood Design Alternative shall not be subject to the standards established in Paragraphs A through E of this Section. The applicant shall submit a detailed site plan and written justification for any divergence from the standards otherwise applicable in the traditional form districts. The site plan shall indicate the location of all proposed structures or buildable areas, yards and open spaces, as well as parking areas and driveways. The justification shall demonstrate how the proposed plan is compatible with adjacent development, and fulfills applicable provisions of Cornerstone 2020.

5.4.2 Suburban Form Districts

A. General Standards

1. Residences served by alleys constructed with a minimum paved width of 18 feet shall not have curb cuts from the primary street serving the lot.
2. A single family residence (principal structure) may extend into the required rear yard as established in the applicable zoning district, provided that such structure meets the following criteria:
 - a. The residence may occupy no more than 30% of the required rear yard; and
 - b. For purposes of this section, an open, unenclosed deck located at the first floor elevation of the house shall not be considered an encroachment in the required rear yard, provided that the setbacks established in Part 11 are maintained.
 - c. The cumulative total area of building footprint, including accessory structure(s) and residence, shall not exceed 50% of the area of the required rear yard.
3. Alternative Development Standards. Sites developed in accordance with the Alternative Development Incentives regulations (Chapter 4 Part 5) or the Planned Residential District (Section 2.7.3) shall meet the lot and setback dimension standards of Section 5.3.1.D. instead of the requirements established in Table 5.3.1
4. Where permitted by applicable form district and zoning district standards, multi-family residential structures in excess of 2 stories shall be permitted provided that the three-story or taller portion of any building shall be setback a minimum of 50 feet from abutting detached single family residential developments.

B. Non-Infill Context

1. New single family major subdivisions having frontage on roadways classified as collectors or arterials shall meet one of the following standards:
 - a. A frontage road or alley shall be provided to serve lots adjacent to the collector or arterial, and houses shall be designed to face the collector or arterial. Privacy fences are not permitted between the front façade and the right-of-way of the collector or arterial; or
 - b. A 20 foot landscape buffer area, in addition to the front yard or street side requirement in Table 5.3.1, shall be provided for building lots adjoining the right-of-way. The landscape buffer area shall include a berm, hedge, fence or wall adequate to form an effective visual screen at least six feet in height. At least 50% of the surface area of wooden privacy fences shall be screened from the roadway by evergreen vegetation. The landscape buffer area shall be maintained by a community or property owners association rather than individual lot owners. A landscape plan for the buffer area shall be submitted for review and approval by DPDS staff.

C. Infill Context

Where 50% or more of either the lots or street frontage (lineal distance) within 200 feet of the subject site and on the same side of the street are occupied by principal structures, the following requirements apply instead of applicable standards in Tables 5.3.1 and 5.3.2.

1. Construction of new or expanded principal residential structure on lots created prior to the effective date of this regulation, or on parcels created by minor plat after the effective date, shall fall within the range of the front setbacks of the two nearest principal residential structures. The side setback shall fall within the range of the two nearest principal residential structures or three (3) feet, whichever is greater. The minimum street side yard setback shall be that of the nearest principal residential structure (accessory structures are excluded from this provision).
2. New lots in an Infill Context shall not be less than 80% of the established lot pattern (average lot width and depth) and shall comply with the minimum lot size of the applicable zoning and form districts.
3. The Infill Site Context standards shall not apply if two properties within 200 feet of the subject site and on the same side of the street is developed at a density less than one dwelling per acre.
4. Single Family Residential Tree Requirement
 - a. Construction of a new single family or duplex principal structure on a residential lot shall provide at least one Type 'A' or two Type 'B' trees on the lot. Preservation of existing trees that

meet the required tree type shall fulfill this requirement. Street trees do not fulfill this requirement.

D. Accessory Structures

1. Maximum Size - The maximum building footprint for an accessory structures for single family residential buildings shall not exceed the footprint of the principal structure. Accessory structures with building footprints greater than the footprint of the principal structure may be permitted in accordance with Section 4.3.6. Multiple accessory structures are allowed, subject to the limits established in paragraph 3.b, below.
2. Structures/Uses in a Required Front Yard and Street-Side Yards – Accessory structures for residential buildings other than permitted fences shall not be constructed within a required front yard setback shown in Table 5.3.1. However, open, unenclosed porches are permitted to encroach into a front yard setback for a maximum distance of 10 feet. Awnings may extend 48 inches into the front yard setback. Porches and awnings must be constructed as extensions of the principal structure and shall not be freestanding.
3. Accessory Structures/Uses in a Required Rear or Side Yard – Accessory structures and uses for residential buildings may be permitted in a required side or rear yard setback when the following standards are met:
 - a. The minimum setback from a rear property line shall be 5 feet. The minimum setback from side property lines shall be 2 feet except that accessory structures and uses shall observe the same setback from street side property lines as required for principal structures. Parking areas shall be at least 5 feet from the required rear property line. Parking is permitted within required side yards.
 - b. The cumulative total area of building footprint, accessory structure(s) and residence, shall not encroach more than 50% of the area of the rear yard. No structure shall be closer than five (5) feet to the rear property line.